

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 11 Mcgrettons Road, Healesville Vic 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$540,000

Median sale price

Median price \$660,000 House Unit Suburb Healesville

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Ryrie St HEALESVILLE 3777	\$510,000	09/10/2017
2	2/14 Smith St HEALESVILLE 3777	\$490,000	27/11/2017
3	3/10-12 Bradshaw Dr HEALESVILLE 3777	\$480,000	16/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 441 sqm approx
 Agent Comments

Indicative Selling Price
 \$495,000 - \$540,000
Median House Price
 December quarter 2017: \$660,000

Comparable Properties



7 Ryrie St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 09/10/2017
Rooms: 4
Property Type: House
Land Size: 1028 sqm approx



2/14 Smith St HEALESVILLE 3777 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 27/11/2017
Rooms: 5
Property Type: House



3/10-12 Bradshaw Dr HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 16/10/2017
Rooms: 6
Property Type: Unit